

152.0

0008

0004.0

Map

Block

Lot

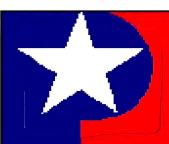
1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel
 APPRAISED: 1,155,100 / 1,155,100
 USE VALUE: 1,155,100 / 1,155,100
 ASSESSED: 1,155,100 / 1,155,100



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MIKKELSON CHAD/KATHRYN A	
Owner 2:	
Owner 3:	

Street 1: 82 GRAND VIEW RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: COILEY NEAL J/ETAL -	
Owner 2: COILEY BARBARA M -	

Street 1: 82 GRANDVIEW RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 2904 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6645.000	659,600		495,500	1,155,100		101133
Total Card	0.153	659,600		495,500	1,155,100	Entered Lot Size	GIS Ref
Total Parcel	0.153	659,600		495,500	1,155,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	397.76	/Parcel: 397.76	Land Unit Type:	Insp Date
							05/02/18

USER DEFINED

Prior Id # 1: 101133	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 152.0-0008-0004.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	659,600	0	6,645.	495,500	1,155,100		Year end	12/23/2021
2021	101	FV	640,800	0	6,645.	495,500	1,136,300		Year End Roll	12/10/2020
2020	101	FV	641,000	0	6,645.	495,500	1,136,500	1,136,500	Year End Roll	12/18/2019
2019	101	FV	478,600	0	6,645.	464,500	943,100	943,100	Year End Roll	1/3/2019
2018	101	FV	478,600	0	6,645.	384,000	862,600	862,600	Year End Roll	12/20/2017
2017	101	FV	478,600	0	6,645.	353,000	831,600	831,600	Year End Roll	1/3/2017
2016	101	FV	478,600	0	6,645.	322,100	800,700	800,700	Year End	1/4/2016
2015	101	FV	455,800	0	6,645.	315,900	771,700	771,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COILEY NEAL J/E	1332-78		1/22/2007	Family	770,000	No	No		
NIJHAWAN VINIT	1153-188		4/10/1996		275,000	No	No	Y	

Total AC/HA: 0.15255

Total SF/SM: 6645

Parcel LUC: 101 One Family

Prime NB Desc: Brackett

Total: 495,478

Spl Credit

Total: 495,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Very Good														
Sty Ht: 2A	2 Sty +Attic			A Bath: 1	Rating: Very Good														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2	- Conc. Block			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 2	Rating: Very Good														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall:			%	OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: BROWN				A Kits:	Rating:														
View / Desir:				Fpl: 2	Rating: Very Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: B-	- Good (-)			CONDOS INFORMATION															
Year Blt: 1929	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:															
Jurisdct: G16				Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:	No Unit		RMS	BRS	FL						
Prim Int Wal	2	- Plaster		Functional:	%			Interior:	1		10	4							
Sec Int Wall:			%	Economic:	%			Additions:											
Partition: T	- Typical			Special:	%			Kitchen:											
Prim Floors: 3	- Hardwood			Override:	%			Baths:											
Sec Floors:				Total:	4.6 %			Plumbing:											
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	130.00			Heating:											
Bsmnt Gar:				Size Adj.: 1.08749998				General:											
Electric: 3	- Typical			Const Adj.: 0.98990101				COMPARABLE SALES											
Insulation: 2	- Typical			Adj \$ / SQ: 139.947				Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext: S				Other Features: 138509															
Heat Fuel: 2	- Gas			Grade Factor: 1.21															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 691448															
% Com Wal	% Sprinkled			Depreciation: 31807															
				Depreciated Total: 659642															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:				Juris. Factor:	1.00			Before Depr:	169.34										
Model:				Special Features:	0			Val/Su Net:	158.06										
Serial #:				Final Total:	659600			Val/Su SzAd:	274.83										
Year:				PARCEL ID				152.0-0008-0004.0											
Color:																			
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	6X10	A	AV	1996	0.00	T	18.4	101							
More: N				Total Yard Items:				Total Special Features:				Total:				IMAGE			
AssessPro Patriot Properties, Inc																			